



rec'd 1/20/2010

BOSTON COLLEGE

OFFICE OF THE GENERAL COUNSEL

January 20, 2010

By Hand

Candace Havens
Acting Director
Newton Planning and Development Department
Newton City Hall
1000 Commonwealth Avenue
Newton, Massachusetts 02159

Re: Boston College -- Proposed renovations to 10 Stone Avenue--
Application for Administrative Site Plan Approval

Dear Candace:

Pursuant to Section 30-5 (a) (2) of the Zoning Ordinance of the City of Newton, I hereby submit on behalf of the Trustees of Boston College this application for Administrative Site Plan Review for proposed renovations and a change of use at 10 Stone Avenue, Chestnut Hill. Enclosed are five sets of plans and supporting information for this project, as listed in detail in Exhibit A to the application form.

This proposal involves primarily interior modifications to the existing building to house a group of existing University programs: the Institute of Liberal Arts, the Center for Constitutional Democracy, the Journal of Religion and the Arts, and work space for a number of student run academic journals. We anticipate that the facility will be staffed by no more than 15 full-time employees, and as a result parking for 5 cars is provided on-site in conformity with the provisions of Section 30-19 (d) (13) of the Zoning Ordinance. Work to the existing building will involve the installation of an elevator and other modifications to comply with the accessibility code of the Massachusetts Architectural Access Board, upgrades to mechanical, electrical and plumbing systems, and conversion of the existing garage space to usable space. Exterior alterations will be limited to repairs and replacement of the building's roof, gutters, masonry and windows, modification of walkways to provide handicapped accessibility, and a minor roof alteration to vent the elevator shaft.

This project was reviewed at a public hearing before the Chestnut Hill Historic District Commission on December 17, 2009, at which time a Certificate of Appropriateness was approved subject to further review of the proposed window replacement and/or repairs.

Candace Havens, Acting Director
January 20, 2010
Page 2

Please feel free to call me with any questions or requests for additional information.

Sincerely,

A handwritten signature in dark ink, appearing to read 'J. M. Herlihy', with a long horizontal flourish extending to the right.

Joseph M. Herlihy
General Counsel

Enc.

cc: Attached List of Abutters
David A. Olsen, City Clerk
R. Lisle Baker, Alderman
Ruthanne Fuller, Alderman
Sydra Schnipper, Alderman

City of Newton, Massachusetts
Administrative Site Plan Review Application

Planning & Development Department, 1000 Commonwealth Avenue, Newton, MA 02459, (617) 796-1120

The undersigned hereby makes application for Site Plan Review to erect and use, to alter and use, or to make such uses as may be hereinafter specified of a building or buildings at the location and for the purpose hereinafter specified under the provisions of Chapter 30-5(a) of the City of Newton Zoning Ordinances, Revised: 2001, as amended, or any other sections (**PLEASE REFERENCE SECTIONS**):

PLEASE COMPLETE THE FORM BELOW

DATE: January 19, 2010

ADDRESS (of subject property) 10 Stone Hill Avenue, Chestnut Hill, MA

SECTION(S) 63 BLOCK(S) 22 LOT(S) 9 WARD 7

APPROXIMATE SIZE OF SUBJECT PARCEL [sq. ft./acres] 28,324 sq. ft.

TO BE USED FOR (Description of Project & Proposed Use):

Non-profit educational: headquarters for Boston College Institute for
Liberal Arts, Center for Constitutional Democracy and Scholarly Journals

EXPLANATORY REMARKS:

See accompanying materials (listed on attached Exhibit A)

LAND IS LOCATED IN A SR-1 ZONED DISTRICT

The undersigned agree to comply with the requirements of the Zoning Ordinance in connection with this application.

PETITIONER Trustees of Boston College (PRINT)

PETITIONER'S SIGNATURE  Joseph M. Herlihy, General Counsel

ADDRESS 140 Commonwealth Avenue, Chestnut Hill, MA 02467

TELEPHONE (DAY & EVE.) 617-552-2855 E-MAIL: herlihy@bc.edu


ATTORNEY (IF APPLICABLE) _____

TELEPHONE _____ E-MAIL: _____

PROPERTY (PRINT) Trustees of Boston College OWNER

ADDRESS 140 Commonwealth Avenue, Chestnut Hill, MA 02467

TELEPHONE (DAY & EVE.) 617-552-2855 E-MAIL: herlihy@bc.edu

SIGNATURE  OF General Counsel, Boston College OWNER

FEES (REFERENCE SEC.17-3 - CHECKS MADE PAYABLE TO: CITY OF NEWTON)

Application for Administrative Site Plan Review pursuant to Section 30-5(a)(2)(a) \$350

APPLICATIONS WILL NOT BE ACCEPTED FOR REVIEW UNLESS THEY ARE COMPLETE. SEE PAGE 2 OF THIS APPLICATION AND SECTION 30-5(a) OF THE NEWTON ZONING ORDINANCE FOR A LIST OF REQUIRED SUBMITTALS.

10 Stone Avenue
Administrative Site Plan Review Submission

Exhibit A
List of Supporting Materials

1. Location Map (Newton Assessor's Database)
2. Photographs of Existing Conditions
3. Survey Plan (showing sewer and utilities)
4. Existing Floor Plans (Drawings Nos. A1, A2 and A3)
5. Existing Elevations (Drawings Nos. A4, A5 and A6)
6. Proposed Floor Plans (Drawings Nos. A7, A8 and A9)
7. Proposed Elevations (Drawings Nos. A10, A11 and A12)
8. Site Plan (Drawing No. A13)
9. Chestnut Hill Historic District Commission Record of Action
10. Abutters List
11. Evidence of Tax-Exempt Status

Click the Print button to print this map.



Assessor's Map For:
TRUSTEES OF BOSTON
COLLEGE
10 STONE AVE
Neighborhood: 3A

CITY OF NEWTON
MASSACHUSETTS
ASSESSING DEPARTMENT
1000 COMMONWEALTH AVE.
NEWTON CENTRE, MA 02459
PHONE: 617-796-1160

1/12/2010

Map for Reference Only
NOT A LEGAL DOCUMENT

Because of different update schedules,
current property assessments may not
reflect recent changes to property
boundaries. Check with the Board of
Assessors to confirm boundaries used at
time of assessment.





CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development
Michael J. Kruse, Director

David B. Cohen
Mayor

Telephone
(617)-796-1120
Telefax
(617) 796-1142

RECORD OF ACTION:

DATE: December 22, 2009

SUBJECT: 10 Stone Avenue- Certificate of Appropriateness

At a scheduled meeting and public hearing on December 17, 2009 the Chestnut Hill Historic District Commission, by vote of 5-0,

RESOLVED to approve a Certificate of Appropriateness for the application as submitted with the exception of the replacement of the windows, which requires further review. **FURTHER RESOLVED** that the Commission recommends the repair rather than the replacement of the windows with the addition of an interior storm window or that the windows be replaced with leaded true divided lite windows matching the existing muntin patterns.

Voting in the Affirmative:

John Wyman, Chair	Donald Lang, Member
William Roesner, Member	Merle Winer, Alternate
Peter Vieira, Alternate	


Brian Lever, Commission Staff

Chestnut Hill Historic District Commission
1000 Commonwealth Avenue, Newton, Massachusetts 02459
Email: blever@newtonma.gov
www.ci.newton.ma.us

Final Label Report

SBL	Owner	Number	Street	Unit
63022 0001	WANGLER THOMAS E & GAIL M	9	ACACIA AVE	
63022 0002	HANANIA JACK I & HENRIETTE	15	ACACIA AVE	
63022 0003	CAAN GEOFFREY J	25	ACACIA AVE	
63022 0004	GREYTAK THOMAS J TR	29	ACACIA AVE	
63022 0005	HSU VICTOR W	35	ACACIA AVE	
63021 0001	TRUSTEES OF BOSTON COLLEGE		BEACON ST	
63022 0010	HOULIHAN HENRY F	214	BEACON ST	
63009 0002	TRUSTEES OF BOSTON COLLEGE	140	COMMONWEALTH AVE	
63022 0006	PYLE RUSSELL & ELIZABETH	29	LEE RD	
63022 0007	ALTEN DIANE L	41	LEE RD	
63021 0004	TRUSTEES OF BOSTON COLLEGE		STONE AVE	
63021 0003	TRUSTEES OF BOSTON COLLEGE		STONE AVE	
63021 0002	TRUSTEES OF BOSTON COLLEGE		STONE AVE	
63022 0009	TRUSTEES OF BOSTON COLLEGE	10	STONE AVE	
63022 0008	TRUSTEES OF BOSTON COLLEGE	22	STONE AVE	



WANGLER THOMAS E & GAIL M
9 ACACIA AVE
CHESTNUT HILL, MA 02467

HANANIA JACK I & HENRIETTE
15 ACACIA AVE
CHESTNUT HILL, MA 02467

CAAN GEOFFREY J
25 ACACIA AVE
CHESTNUT HILL, MA 02467

GREYTAK THOMAS J TR
29 ACACIA AVE
NEWTON, MA 02467

HSU VICTOR W
35 ACACIA AVE
CHESTNUT HILL, MA 02467

TRUSTEES OF BOSTON COLLEGE
90 COLLEGE RD
CHESTNUT HILL, MA 02467

HOULIHAN HENRY F
214 BEACON ST
CHESTNUT HILL, MA 02467

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90 COLLEGE RD
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PYLE RUSSELL & ELIZABETH
29 LEE RD
CHESTNUT HILL, MA 02467

ALTEN DIANE L
41 LEE RD
CHESTNUT HILL, MA 02467

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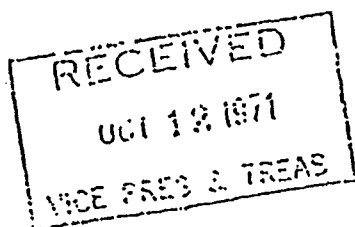
TRUSTEES OF BOSTON COLLEGE
90 COLLEGE RD
CHESTNUT HILL, MA 02467



Bos.-EO-71-971

Address any reply to: P O Box 9122, JFK P.O., Boston, Mass 02203

Department of the Treasury



District Director.

Internal Revenue Service

Date:

OCT 8 1971

In reply refer to:

AU:EO:RC

Trustees of Boston College
Chestnut Hill, Mass. 02167

TAX ID # 04-2103545

AM

Gentlemen:

Purpose: Educational

Accounting Period Ending: June 30

On the basis of the information submitted and the understanding that your operations will continue as evidenced to date or will conform to those proposed in your application, we have concluded that you are exempt from Federal income tax as an organization described in section 501(c)(3) of the Internal Revenue Code. Any changes in operation from those described, or in your character or purposes, must be reported immediately to the District Director shown above for consideration of their effect upon your exempt status. You must also report any change in your name or address.

We have further determined that you are an organization described in section 170(b)(1)(A) of the Code (other than in clauses (vii) and (viii)) and not a private foundation within the meaning of section 509(a).

For years, beginning prior to January 1, 1970, you are not required to file the annual information return, Form 990-A. For subsequent years, please refer to the instructions accompanying the Form 990 for that particular year to determine whether you are required to file. If filing is required, you must file the Form 990 by the 15th day of the fifth month after the end of your annual accounting period.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

Form ST-5
Sales Tax Exempt Purchaser Certificate

To Be Completed by Exempt Organization

Name TRUSTEES OF BOSTON COLLEGE

Address 140 COMMONWEALTH AVENUE, MORE HALL 200


City CHESTNUT HILL State MA Zip 02467-3819

Exemption Number E 042-103-545

Issue Date 12/22/2004 Certificate expires on 12/22/2014

Certification is hereby made that the organization named above is an exempt purchaser under Massachusetts General Laws, Chapter 64H, sections 6(d) or 6(e). All purchases of tangible personal property or services by this organization are exempt from taxation under said chapter to the extent that such property or services are used in the conduct of the business of the purchaser. Any abuse or misuse of this certificate by any tax-exempt organization or any unauthorized use of this certificate by any individual constitutes a serious violation and will lead to revocation.

Signed under the penalties of perjury.

Signature  Title Controller Date _____

Warning: Willful misuse of this certificate may result in criminal tax evasion sanctions of up to one year in prison and \$10,000 (\$50,000 for corporations) in fines.

To Be Completed by Vendor

Vendor's name _____

Check applicable box: ☐ Single Purchase Certificate ☒ Blanket Certificate

Attach detailed receipts/invoices or describe property on the back of this form.

General Instructions

The organization or agency must have obtained a Certificate of Exemption (Form ST-2) from the Commissioner of Revenue, certifying that it is entitled to exemption and must attach a photocopy of Form ST-2 to this certificate. The vendor must retain a completed Form ST-5 accompanied by a copy of Form ST-2 in the same manner as other sales tax records. For further information regarding the requirements for retaining records, see Massachusetts Regulation 830 CMR 62C.25.1.

Notice to Vendors

Vendors must obtain a copy of the Certificate of Exemption (Form ST-2) at the time of any sale to an exempt organization. Vendors should verify the validity of the certificate presented to them by checking the expiration date of the certificate. Vendors must not honor a Certificate of Exemption that has expired. Staple a copy of Form ST-2 to this form. NOTE: Governmental agencies maintain ST-2 Certificates of Exemption that have an expiration date of "NONE".

Vendors should call the Taxpayer Assistance Bureau at (617) 621-5251 if they have any questions regarding a Certificate of Exemption which is presented to them.

If you have any questions about completing this certificate, please contact:

Massachusetts Department of Revenue
Taxpayer Assistance Bureau
215 First Street
Cambridge, MA 02142
(617) 621-5251



Form ST-2
Certificate of Exemption

Massachusetts
Department of
Revenue

Certification is hereby made that the organization herein named is an exempt purchaser under General Laws, Chapter 64H, sections 6(d) and (e). All purchases of tangible personal property by this organization are exempt from taxation under said chapter to the extent that such property is used in the conduct of the business of the purchaser. Any abuse or misuse of this certificate by any tax-exempt organization or any unauthorized use of this certificate by any individual constitutes a serious violation and will lead to revocation. Willful misuse of this Certificate of Exemption is subject to criminal sanctions of up to one year in prison and \$10,000 (\$50,000 for corporations) in fines. (See reverse side.)

* TRUSTEES OF BOSTON COLLEGE
140 COMMONWEALTH AVE
CHESTNUT HILL

02467

KA

EXEMPTION NUMBER E

042-103-545

ISSUE DATE

12/22/04

CERTIFICATE EXPIRES ON

12/22/14

NOT ASSIGNABLE OR TRANSFERABLE

COMMISSIONER OF REVENUE

ALAN LEBOWITZ